



BROCK SMEATON

— PERSONAL REAL ESTATE CORPORATION —



1071 GROVELAND ROAD

British Properties | West Vancouver





BRITISH PROPERTIES MODERN MASTERPIECE

One of West Vancouver's finest residences. This modern masterpiece was the dream of the current owners and was brought to life by McLeod Bovell Modern Houses. Built to exacting standards by Rimrock Developments Ltd., this incredible home offers over 10,000 sq. ft. of exquisite luxury and design, set on a very gently sloping 27,094 sq. ft. property with stunning city and harbor views. Features include soaring ceilings, seamless transition from indoor to outdoor living, incredible private indoor and outdoor dining rooms, gourmet kitchen, huge (25') overhangs that create tremendous covered outdoor space with gourmet BBQ center, 2 fire pits, stunning architectural concrete patios, all overlooking the pool and spa and southerly views. The home offers 7 bedrooms and can be adapted to meet the needs of any large family. The landscaping is perfectly done in the modernist theme, the driveway and auto court are large, leading to a 4-car garage. Very rarely does a home of this quality and style come to the market. Call for your appointment to show your discerning clients.



SPECIFICATIONS

Bedrooms:	7
Bathrooms:	8
Full Baths:	6
Half Baths:	2
Living Area:	10,291 sqft
Lot:	27,094 sqft
Year Built:	2013
Taxes:	\$16,276.86

1071 GROVELAND ROAD

7 bedrooms + 2 full bathrooms + 2 half bathrooms

MAIN FLOOR
3,771 SQ.FT.



UPPER FLOOR
2,926 SQ.FT.





LOWER FLOOR 3,594 SQ.FT.

LOWER FLOOR: 3,594 SQ.FT.
 MAIN FLOOR: 3,771 SQ.FT.
 UPPER FLOOR: 2,926 SQ.FT.
TOTAL: 10,291 SQ.FT.
 GARAGE: 1,065 SQ.FT.
 OUTDOOR LIVING: 3,125 SQ.FT.
 *STORAGE: 57 SQ.FT.









C 604.619.9131 O 604.925.2911
W www.brocksmeaton.com E brock@brocksmeaton.com

ROYAL LEPAGE | **Sussex**

2397 Marine Drive West Vancouver, BC V7V 1K9